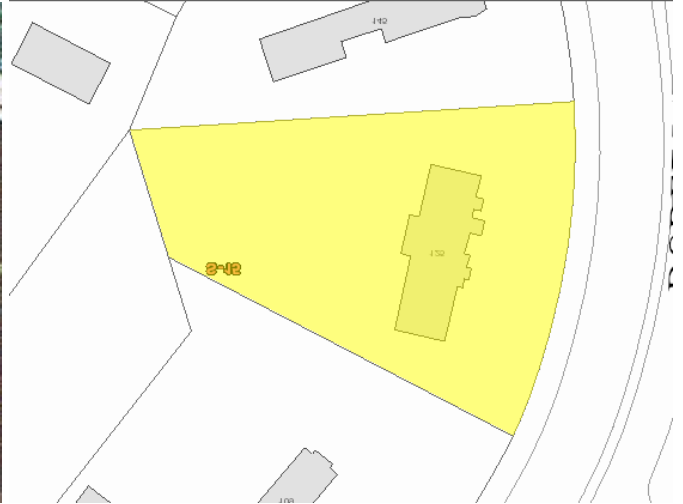


# Brookline Preservation Commission

## Demolition Application Report

Address: 125 Lee Street  
Applicant: Marie A. Ffolkes Trust, LLC  
Building Type: House & Garage  
National Register Listing (if Applicable): N/A



### Historical/Architectural Significance:

The house and garage at 125 Lee Street was designed by Philip S. Avery (1887-1940), a little known local architect who designed single family residences in Boston's fashionable suburbs between 1919 and 1936. Avery was adept at designing in revival styles, and much of his work was produced in the Colonial Revival and Tudor Revival styles. In addition to 125 Lee Street, Avery designed 145 Lee Street, 9 Randolph Road, 25 Colchester Street, 200 Dudley Street and 106 Spooner Street in Brookline. Additional residences designed by Avery have been surveyed in Newton, Belmont, and Wellesley.

The first owner of the property was Frank J. Ludwig, the first Vice President of the New England Grain Products Company. From 1899 until 1938, Ludwig was a prominent member of the Boston Chamber of Commerce. Additionally, he was an organizer of the Boston Grain and Flour Exchange and a member of the American Feed Manufacturer's Association. Ludwig resided in the property with his wife, May, and two children, F. Cameron and Mary Frances until his premature death in 1938.

The house on the site was constructed in 1924 at an estimated cost of \$50,000 and is a well preserved example of the Tudor Revival style. The building rises two-and-one-half stories to a slate roof and primarily clad in brick, with select portions featuring stucco with decorative half timbering. The majority of the windows are wooden square pane casement windows recessed into the body of the house to give the illusion of thicker walls. Many of the windows sit on brick sills and are accentuated with a soldier course at the head. Of particular note is the broad front façade, which features an off-centered mid-façade gable with flared eaves that rises the full height of the building, a pedimented projecting entrance with half timbering supported by turned posts, an elaborate brick panel chimney, and a partial second story overhang.

A two-bay, one-and-one-half story garage constructed concurrently with the house is situated at the northwest corner of the property. Also designed in the Tudor Revival style by Avery, the building features a slate roof with overhanging eaves and a right-aligned, full-height gable with decorative half timbering and flared eaves.

The house and garage at 125 Lee Street meet the following criteria for an initial determination of significance:

- c. The buildings are associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth; and
- d. The buildings are historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The buildings at 125 Lee Street retain integrity of location, setting, design, materials, workmanship, and feeling.



Aerial view of 125 Lee Street, looking west.





Aerial view of 125 Lee Street, looking north.



Aerial view of 125 Lee Street, looking east.





Aerial view of 125 Lee Street, looking south.





Photos of the façade, provided by the applicant





Photo of the rear elevation, provided by the applicant



Photo of the garage, provided by the applicant.





125 Lee Street, as shown on the 1927 G.W. Bromley & Co. *Atlas of the Town of Brookline, Norfolk County, Massachusetts*